

AFTER RECORDING RETURN TO:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
15 North Main Street
Temple, Texas 76501

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AMENDMENT OF RESTRICTIVE COVENANTS OF SOUTHERN DRAW, A Subdivision in the City of Temple, Bell County, Texas ("Amendment")

STATE OF TEXAS §
 §
COUNTY OF BELL §

LRAS, LLC, a Texas limited liability company ("Declarant") developed a certain tract of land as a subdivision known as Southern Draw, a subdivision in the City of Temple, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 171-A, Plat Records of Bell County, Texas (the "Subdivision,") and filed or caused to be filed certain instruments that affect and govern the Subdivision, specifically:

1. Dedication Instrument for Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2007-00016726, Official Public Records of Real Property of Bell County, Texas (the "Dedication");
2. Plat for Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – filed in Cabinet D, Slide 171-A, Plat Records of Bell County, Texas (the "Plat");
3. Ratification of Dedication Instrument and Plat for Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2007-00017234 and re-recorded as document number 2007-00026106, Official Public Records of Real Property of Bell County, Texas (collectively the "Ratification");
4. Restrictive Covenants of Southern Draw, a Subdivision in the City of Temple, Bell County, Texas - recorded as document number 2008-00007595, Official Public Records of Real Property of Bell County, Texas (the "Restrictive Covenants");
5. First Amendment and Modification to the Restrictive Covenants of Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2009-38888, Official Public Records of Real Property of Bell County, Texas (the "Restrictive Covenants – First Amendment"); and

AMENDMENT OF RESTRICTIVE COVENANTS OF SOUTHERN DRAW,
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

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6. Declaration of Covenants, Conditions and Restrictive Covenants of Southern Draw Homeowners' Association, Inc., a Texas Non-Profit Corporation, and of Southern Draw, a Subdivision in the City of Temple, Bell County, Texas – recorded as document number 2008-00007594, Official Public Records of Real Property of Bell County, Texas (the "HOA Declaration").

The Dedication, Plat, Ratification, Restrictive Covenants, Restrictive Covenants – First Amendment, the HOA Declaration, and all other documents that govern the Subdivision, together with all amendments or modifications thereto, are individually referred to as a "HOA Governing Document" and collectively referred to as the "HOA Governing Documents."

Declarant is the owner of those certain lots within the Subdivision described as:

Lots Thirty four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40), Forty-one (41) and Forty-two (42), Block One (1); Lots Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and Twenty-six (26), Block Five (5); Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Six (6); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), Block Seven (7), Southern Draw, a subdivision in the City of Temple, Bell County, Texas, according to the map or plat of record in Cabinet D, Slide 171-A, Plat Records of Bell County, Texas (collectively the "Undeveloped Lots.")

As to the Undeveloped Lots, Declarant is also the holder of Class B membership in the Southern Draw Homeowners' Association, Inc., a Texas non-profit corporation (the "Association.")

Declarant states that the western portion of the Subdivision has not been developed and no infrastructure has been constructed or installed in the western portion of the Subdivision. The Undeveloped Lots are currently undeveloped.

Article XI of the Restrictive Covenants provides that "So long as the Association has any Class B membership, these Restrictive Covenants may be amended only by written instrument approved by the Declarant without the necessity of joinder by any other Owner." As the developer of the Subdivision and the owner of the Undeveloped Lots, being an undeveloped portion of the Subdivision, Declarant wishes to amend the HOA Governing Documents as follows:

Amendment to Restrictive Covenants
Removal of Restrictive Covenants from Undeveloped Lots

The Restrictive Covenants, together with any other covenant, condition, and restriction (collectively the "CC&Rs") that affect the use of the Undeveloped Lots, are removed from the Undeveloped Lots, and are no longer enforceable as to the Undeveloped Lots. The Undeveloped Lots are released from the Restrictive Covenants and any other rule, limitation or CC&R of any other HOA Governing Document, and the Undeveloped Lots will not be burdened or encumbered by the Restrictive Covenants, or any other rule, limitation or CC&R of any other HOA Governing Document.

All references in the Restrictive Covenants or a HOA Governing Document (or other governing document affecting the Subdivision and/or the use of an individual lot within the Subdivision) to the "Property" will specifically exclude the Undeveloped Lots.

This Amendment does not alter, change or modify any of the CC&Rs of the Restrictive Covenants or any of the conditions, covenants, provisions, and terms of the HOA Governing Documents, as such CC&Rs, conditions, covenants, provisions, and terms relate to and affect the Subdivision and the individual lots within the Subdivision, except for the Undeveloped Lots specifically stated above. The CC&Rs of the Restrictive Covenants and the conditions, covenants, provisions, and terms of the HOA Governing Documents will remain in full force and effect as to the Subdivision

AMENDMENT OF RESTRICTIVE COVENANTS OF SOUTHERN DRAW,
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

and the individual lots within the Subdivision, except for the Undeveloped Lots specifically stated above.

This Amendment is effective as of the Effective Date (defined below.)

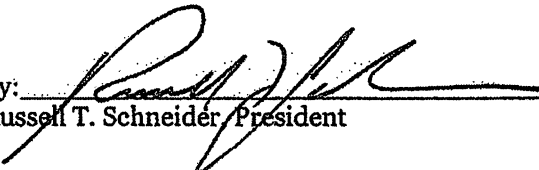
This Amendment is executed and accepted by Declarant pursuant to the right and authority granted Declarant in Article XI of the Restrictive Covenants.

In the event of any conflict in the provisions and terms of the HOA Governing Documents, including but not limited to the Restrictive Covenants, and of this Amendment, the provisions and terms of this Amendment will control.

This Amendment is executed to be effective August 30, 2017 (the "Effective Date.")

Declarant:

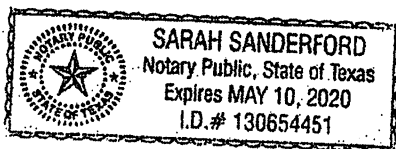
LRAS, LLC, a Texas limited liability company

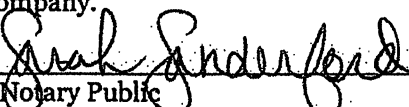
By: 
Russell T. Schneider, President

(Acknowledgment)

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on October 11, 2017, by Russell T. Schneider, in his capacity as President of LRAS, LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public

PREPARED IN THE LAW OFFICE OF:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
ATTN: Thomas C. Baird / crm
15 North Main Street
Temple, Texas 76501
www.bcswwlaw.com

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A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

**** Electronically Filed Document ****

**Bell County, Tx
Shelley Coston
County Clerk**

Document Number: 2017-47254

Recorded As : ERX-RECORDINGS

Recorded On: November 09, 2017
Recorded At: 01:54:34 pm
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Recording Fee: \$19.00

Parties:

Direct- LRAS LLC
Indirect- SOUTHERN DRAW

Receipt Number: 318573
Processed By: Sandra Martinez

(Parties listed above are for Clerks reference only)

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

**Shelley Coston
Bell County Clerk**

A handwritten signature in cursive script that reads "Shelley Coston".